

## September 2, 2016

Community & Economic Development C. E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: <u>ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION</u>

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on August 29, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)

PROJECT NAME: The Pines Preliminary Plat
PROJECT NUMBER: LUA16-000413, ECF, PP,MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 16, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,

Matthew Herrera Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

## DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



## **ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE -(DNS)**

PROJECT NUMBER:

LUA16-000413, ECF, PP, MOD

APPLICANT:

Jamie Waltier, Harbour Homes, LLC., 400 N. 34th St., Ste. 300, Seattle,

WA 98117

PROJECT NAME:

The Pines Preliminary Plat

PROJECT DESCRIPTION:

Proposed subdivision of two (2) existing single-family lots into 14 singlefamily residential lots and three (3) tracts. The project site is located within a Residential-8 (R-8) zoning designation. Proposed lots range in size from 5,001 square feet to 5,201 square feet that result in an overall net density of 7.53 dwelling units per acre. The proposed lots will be accessed from a new public residential access

street off Monroe Ave NE.

PROJECT LOCATION:

850 & 870 Monroe Ave NE, Renton, WA 98056

**LEAD AGENCY:** 

City of Renton

**Environmental Review Committee** 

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 9, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

**PUBLICATION DATE:** 

SEPTEMBER 2, 2016

DATE OF DECISION:

AUGUST 29, 2016

SIGNATURES:

Public Works Department

Date

Peterson, Administrator

Fire & Emergency Services

Beymer, Administrator

**Community Services Department** 

Date

C.E. "Chip" Vincent, Administrator

Department of Community &

Date

**Economic Development** 



## OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

The Pines Preliminary Plat

PROJECT NUMBER:

LUA16-000413, ECF, PP, MOD

LOCATION:

850 & 870 Monroe Ave NE

**DESCRIPTION:** 

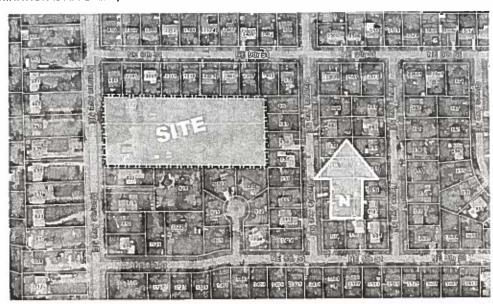
PROPOSED SUBDIVISION OF TWO (2) EXISTING SINGLE-FAMILY LOTS

INTO 14 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE (3) TRACTS. THE PROJECT SITE IS LOCATED WITHIN A RESIDENTIAL-8 (R-8) ZONING DESIGNATION. PROPOSED LOTS RANGE IN SIZE FROM 5,001 SQUARE FEET TO 5,201 SQUARE FEET THAT RESULT IN AN OVERALL NET DENSITY OF 7.53 DWELLING UNITS PER ACRE. THE PROPOSED LOTS WILL BE ACCESSED FROM A NEW PUBLIC RESIDENTIAL ACCESS STREET OFF MONROE AVE NE.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 16, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON SEPTEMBER 27, 2016 AT 11:00 AM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.